



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

AGENDA

SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, APRIL 12, 2011– 6:30 PM
DESERT BREEZE COMMUNITY CENTER
8275 SPRING MOUNTAIN ROAD
LAS VEGAS, NV 89117

Desert Breeze Community Center is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

If you need to contact a Board member, please call 455-8338.

BOARD MEMBERS

Dee Gatliff
John Getter
Duane Laible, Vice Chair
Lee Plotkin
Angie Heath Younce, Chair
Diana Morton, Secretary

POSTING LOCATIONS

Desert Breeze Community Center-8275 W. Spring Mtn.
Helen Meyer Community Center-4525 Lake Forest
Spring Valley Library-4280 S. Jones
West Flamingo Senior Center-6255 W. Flamingo

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES/CONDUCT

- A. Conformance with the Nevada Open Meeting Law
- B. Meeting Guidelines
- C. Liaison/County Staff Business
- D. Approval of Agenda Posted, Including Any Deletions or Corrections
- E. Approval of Minutes of March 29, 2011
- F. AB 400 Discussion

IV. PUBLIC INPUT – Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three (3) minutes.

V. TOWN BOARD INPUT

VI. PLANNING & ZONING

Action to be taken on the following applications:
SEE ATTACHMENT "A"

VII. Set next meeting date – Tuesday, April 26, 2011 – 6:30 PM

VIII. Adjournment

*****IF YOU PLAN ON BEING IN ATTENDANCE, IT IS IMPORTANT TO BE ON TIME (6:20 PM) IN CASE SOME ITEMS ARE HEARD OUT OF ORDER. THERE IS A CONFLICT OF HEARING WITH OTHER TOWN BOARDS AND SOMETIMES THE APPLICANT HAS AN EMERGENCY.**

COMMISSIONERS

SUSAN BRAGER, Chair – STEVE SISOLAK, Vice-Chair
LAWRENCE L. BROWN III – TOM COLLINS – LAWRENCE WEEKLY – CHRIS GIUNCHIGLIANI – MARY BETH SCOW
DON BURNETTE, County Manager
Meeting Location: Desert Breeze Community Center 8275 Spring Mountain Road

ATTACHMENT A

SPRING VALLEY TOWN ADVISORY BOARD

ZONING AGENDA

TUESDAY, 6:30 P.M., APRIL 12, 2011

HELDOVER FROM MARCH 29, 2011 TOWN BOARD MEETING

1A. UC-0091-11 – HOWARD HUGHES COMPANY, LLC:

USE PERMITS for the following: 1) public community park and aquatic center; and 2) private recreational establishment (water park) and all related ancillary structures and uses.

DESIGN REVIEW for all buildings and structures in association with a public community park and private recreational establishment on 26.2 acres in an R-E (Rural Estates Residential) P-C (Planned Community Overlay District) Zone within Village 16A in the Summerlin South Master Planned Community. Generally located on the west side Fort Apache Road, 620 feet south of Maule Avenue within Summerlin South. SB/rk/ml

05/03/11 PC

1. UC-0102-11 – LSN NEVADA TRUST:

USE PERMIT for a place of worship.

WAIVER OF DEVELOPMENT STANDARDS to reduce parking for a place of worship in conjunction with an existing office building on 1.0 acre in a C-P (Office & Professional) Zone. Generally located on the southwest corner of Lindell Road and Cherokee Avenue within Spring Valley. SB/jt/xx

2. WS-0068-11 – ALLEN-MILAN, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback to a right-of-way for a decorative fence in conjunction with an approved shopping center on 4.6 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone in the MUD-3 and CMA Design Overlay Districts. Generally located on the south side of Sunset Road, 300 feet west of Buffalo Drive within Spring Valley. SS/jt/xx

3. WS-0092-11 – MARK & LIANFAIR BLUME:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the side street (corner) setback; and 2) reduce the setback to a right-of-way for an existing patio cover in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone in the CMA Design Overlay District. Generally located on the north side of Bellwood Court, 270 feet east of Bitterwood Lane within Spring Valley. MBS/jt/xx

4. WS-0117-11 – BANK OF THE WEST:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for single family residences within an existing residential subdivision on 1.5 acres in an R-2 (Medium Density Residential) Zone. Generally located 100 feet east of Tee Pee Lane, 300 feet south of Patrick Lane within Spring Valley. SB/al/xx

05/04/11 BCC

5. **UC-0110-11 – FIRST INTERNATIONAL BANK:**
USE PERMITS for the following: **1)** a convenience store; **2)** reduce the separation from a convenience store to a residential use; and **3)** a service station.
WAIVER OF DEVELOPMENT STANDARDS to increase the height of exterior fixtures (luminaries) mounted on a building.
DESIGN REVIEWS for the following: **1)** a convenience store and service station; and **2)** signage on a portion of 6.3 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Jones Boulevard and Russell Road within Spring Valley. MBS/jt/xx
6. **VS-0098-11 – RAINING RUSSELL, LTD:**
VACATE AND ABANDON a portion of right-of-way being Santa Margarita Street located between Dewey Drive and Russell Road in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District within Spring Valley (description on file). MBS/co/xx
7. **WS-0088-11 – DUCHESS CORPORATION & NECAL ASSOCIATES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** full off-site improvements (including paving); and **2)** a drainage study as required for a minor subdivision map on 2.0 acres in an R-E (Rural Estates Residential) Zone in the MUD-3 and CMA Design Overlay Districts. Generally located on the southeast corner of Badura Avenue and Montessouri Street within Spring Valley. SS/pd/xx
8. **WT-0109-11 – RHODES RANCH, GP:**
WAIVER to allow modified improvement standards in conjunction with a single family development on 21.0 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community. Generally located on the east side El Capitan Way, between Arby Avenue and Maule Avenue within Spring Valley. SB/rk/xx
9. **ZC-0097-11 – RAINING RUSSELL, LTD:**
ZONE CHANGE to reclassify 9.1 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone for a future commercial development in the CMA Design Overlay District. Generally located on the northeast corner of Russell Road and Rainbow Boulevard within Spring Valley (description on file). MBS/pd/xx
10. **ZC-0103-11 – INFINITY HOSPICE PROPERTIES I, LLC:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) (AE-60 & AE-65) Zone to C-P (Office & Professional) (AE-60 & AE-65) Zone.
USE PERMIT for a hospice care facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow access to a residential local street; and **2)** allow modified driveway design standards.
DESIGN REVIEW for a hospice care facility and office building, which includes architectural elements (parapet walls) not consistent with the traditional residential character of the surrounding residential development, on 2.5 acres in the CMA Design Overlay District. Generally located on the east side of Jones Boulevard and the south side of Post Road within Spring Valley (description on file). MBS/dg/ml
11. **ZC-0108-11 – RHODES RANCH, GP:**

ZONE CHANGE to reclassify a 5.3 acre portion of a 21.0 acre site from H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay) Zone and R-4 (Multiple Family Residential - High Density) P-C (Planned Community Overlay) Zone to R-3 (Multiple Family Residential) P-C (Planned Community Overlay) Zone.

USE PERMIT for modified residential development standards.

DESIGN REVIEW for a detached single family development on approximately 21.0 acres in the Rhodes Ranch Master Planned Community. Generally located on the east side El Capitan Way, between Arby Avenue and Maule Avenue within Spring Valley (description on file). SB/rk/xx